

TOWN OF ROWE - BOARD OF ASSESSORS - AGENDA

Tuesday, July 21, 2020 – 9am – via Zoom Teleconference

This meeting will be held via audio/video conference, consistent with Gov. Baker's temporary modifications to Open Meeting Law.

REMOTE PARTICIPATION INFORMATION:

Meeting Host: Zoom.us

Meeting ID: 288-065-7034

URL: <https://zoom.us/j/2880657034>

Telephone: 312-626-6799

1. Call to Order

2. **Minutes:** Feb 4 (ES), Feb 6 (ES), Feb 21 (Reg & ES), Mar 2 (Reg & ES), Apr 7 (Reg), May 5 (Reg), May 27 (Reg), Jun 30 (Reg & ES)

3. FY21 Budget/Payables: Approve contracts/invoices:

- Accountant email dated 7-7-20 re new FY21 Accounting System (and new account numbers)
- CAI Tech contract for FY21 AxisGIS Annual Maintenance Agreement (\$2,400 per yr) (**on HOLD** pending legal review of new “auto-renewal” provision)
- Franklin County Assessors Association invoice (FY21 dues) - \$40.00 [Acc't 01-141-5701-00000]
- MA Assoc of Assess Officers invoice (FY21 dues) - \$50.00 [Acc't 01-141-5701-00000]
- CAI Tech invoice (FY21 AxisGIS maint fee) - \$2,400.00 (**on HOLD**) [Acc't 01-141-5701-00000]
- Patriot Properties invoice (FY21 AssessPro license/support - \$3,150 [Acc't 01-141-5701-00000]
- CAI Tech invoice (FY21 map maint – 1st Qtr) - \$275.00 [Acc't 01-141-5701-00000]
- GESansoucy invoice (Nat Grid/NEPCO/MECO ATB appeal) – \$150.25 [Acc't 03-141-5901-03166]
- GESansoucy invoice (Bear Swamp ATB appeal) - \$315.00 [Acc't 03-141-5901-03166]
- GESansoucy invoice (GRH ATB appeal) - \$315.00 [Acc't 03-141-5901-03166]

FY21 Acct	Acct #	7-1-20 Approp	Curr Bal	Payroll/Payables	Amount	New Bal
BOA Stipends	01-141-5100-00000	\$ 5,354	\$			
Asst Assessor Wages	01-141-5102-00000	\$12,000	\$			
BOA Operations	01-141-5701-00000	\$ 9,600	\$			
Consulting/ Legal	03-141-5901-03166	\$ 50,000	\$			
Quint Reval/Ann Updates	03-141-5902-03167	\$ 3,600	\$			
Hydro Valuations	03-141-5903-03168	\$ 14,000	\$			
T&D/ROW Values	03-141-5904-03169	\$ 5,000	\$			
Assessors Overlay	?	\$ tbd	\$			

4. Senior Tax Exemptions

a) Local options adopted at FY21 ATM

- Clause 17D exemption benefit COLA
- Clause 17D asset limit COLA
- Clause 41C income and asset limits COLA

b) FY21 exemption application deadline extended to 6-30-20 due to COVID – none received

5. Review/Classify New Deeds, Plans, etc.

- Deed Bk 7548 Pg 107, Buker/York/Wallner to Bershof [Map 408 Lot 002]
- Deed Bk 7549 Pg 323, Wessman/Roche to Wessman-Roche Investment Trust [Map 408 Lots 17/18/19/21/26/42]
- Deed Bk 7553 Pg 101, Highlands Realty Trust II to Williams/Williams/Williams/Pollock [Map 202 Lot 052]
- Deed Bk 7553 Pg 105, Highlands Realty Trust to Williams/Williams/Williams/Pollock [Map 202 Lots 053/057, Map 404 Lots 029/030/031]
- Taking Bk 7560 Pg 320, Hicks to Comm of MA Dept of F&G [Map 408 Lot 033]
- Plan Bk 146 Pg 94, Survey of Hicks parcel [Map 408 Lot 033]

6. MVExcise Warrants, Abatements, etc.

7. 2019 Annual Map Update (for calendar year Jan-Dec 2019)

- a) Loc_ID updates per CAI (resolved issue with MassGIS involving lakefront combined parcels)
- b) Issuance of updated maps by CAI - pending
- c) AxisGIS update:
 - i. CAI - update maps (done)
 - ii. BOA - update values once FY21 values established

8. FY21 RFI/FOL/New Growth:

- **Bear Swamp:** Everything has been submitted
- **Great River Hydro:** Everything has been submitted
- **National Grid:** Submitted FOL, extension granted to 7/1/20 for remaining items
- **RC&CC:** Awaiting 990PF & Form PC (IRS granted extension to 7-15-20)

9. ATB Appeal Cases

- a) Cases have been continued to a date in summer or fall due to COVID-19

10. FY23 BLA Directives Progress:

- a) **Utility Land:** Appraisal of all power company lands – need to discuss with Sansoucy

11. FY21 Interim Year Update

- a) Mayflower Valuations (Duane Adams)
 - i. Annual Permit Inspections
 - Open building permits reviewed and most owners contacted via phone for updates
 - Rick/Duane conducted about a dozen field exterior inspections on 7-10-20
 - Rick/Colleen updated property cards
 - ii. FY21 Interim Year Update/Analysis
 - Rick/Duane reviewed/prepared/submitted to Gateway:
 - Revised or Omitted Assessments – none
 - LA13A (Amended Tax Base Levy Growth) - none
 - LA3 (FY21 Sales Analysis) – no adjustments required for homes or land
 - LA15 (FY21 Interim Year Adjustment) – no adjustment required
 - Remaining items to complete:
 - Verify all property cards updated for permit inspections
 - Update power company property cards per Sansoucy interim year update reports
 - Update (personal) property cards per FoL submissions
 - Prepare LA4 (FY21 Assessments)
 - Prepare LA13 (FY21 Tax Base Levy Growth) including New Growth Template
- b) Review and approve:
 - i. property cards for the 4 new Tatro Rd parcels (409-16/17/18/19)
 - ii. consolidation of Larned property cards (202-41/42)

- c) Rowe Camp & Conference Center – discuss taxable status of RC&CC properties based on website advertised rental use?

12. If needed, **Executive Session - Under c.30A Sec. 21(a), Item 3:** *To discuss strategies with respect to litigation as the chair has declared that an open meeting may have a detrimental effect on the bargaining or litigating position of the public body: concerning FY19 & FY20 real and personal property assessments/valuations and tax abatements*

13. Any Other Business

- Grandfathered lots issue?

14. Next Meeting: Set date/time of next meeting

15. Adjournment

Frederick N. Williams, Chair

Posted and filed at 11:30 AM on Thursday, July 16, 2020 by Paul McLatchy III